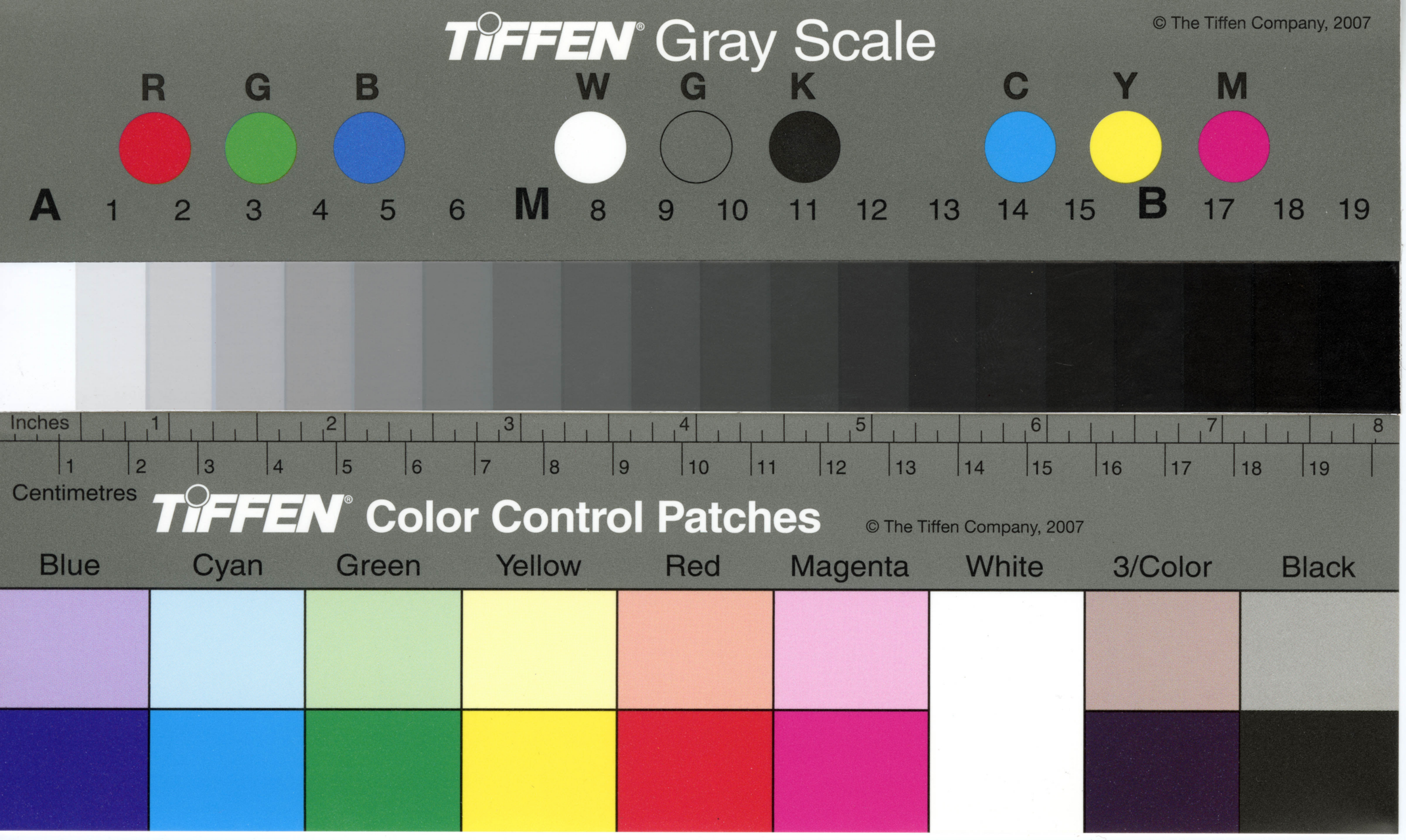

TIFFEN Gray Scale
© The Tiffen Company, 2007
TIFFEN Color Control Patches
© The Tiffen Company, 2007
Blue
Cyan
Green
Yellow
Red
Magenta
White
3/Color
Black

Cable Address
Jaybee
Philadelphia

Townsend, Elliott & Munson
Attorneys at Law
1600 Western Savings Bank Building
Broad and Chestnut Streets
Philadelphia, Pennsylvania 19107

Telephone
Kingsley 5-3700
Area Code 215

CHARLES C. TOWNSEND
OWEN BIDDLE
C. W. B. TOWNSEND, JR.
BENJAMIN R. TOWNSEND
FRANCIS J. CAREY, JR.
ROBERT L. BAST
THOMAS G. MEEKER
JOHN BUTTERWORTH
MERVIN M. WILF
JAMES J. PRENDERGAST
DAVID A. FRANKLIN
MILTON A. FELDMAN
DAVID C. AUTEN
GURNEY P. SLOAN, JR.
CARL E. ESSER
HAROLD T. COMMONS, JR.
RALPH N. TEETERS

JOSEPH B. TOWNSEND
1842-1896

September 10, 1971

Mr. Edwin Wolf, 2nd, Librarian
The Library Company of Philadelphia
1314 Locust Street
Philadelphia, Pennsylvania

Dear Ed:

I enclose herewith two bundles of old deeds with respect to the property on the northwest corner of Locust and Juniper Streets. Many of these deeds relate to the assembling of various parcels of property to create the plot of land upon which the old library building stood and upon which now stands the garage. There are also some plot plans showing various plots of land and opinions of attorneys as to the Library Company's title. I particularly refer you to the problem of John Livezey's property. In the parcel numbered 15885 there is a convenant by John Livezey to The Library Company of Philadelphia in a brown backer in which his wife's mental condition was described in the following language:

> "Whereas the said Sarah M. Livezey wife of the said John Livezey has been subject for some time past to a temporary delusion which to some extent affects her judgment ..."

I think this is very delicately expressed and I commend the draftsman of this old document. I think these papers have considerable historical interest for The Library Company. Some of the deeds are on vellum and most of them are very handsome. There is an early deed poll from Thomas Truxton, Esquire, High Sheriff, which is a very handsome copy of an early printed deed.

I am sorry to add to your burdens, but I think these old deeds should be cherished.

Yours sincerely,

Owen Biddle

OB/mmr

12492.F.308

2-13-58

Have taken the
Deed Poll dtd April 14-1888
given by the L. C. of P.
as to the extension of
the Library Co bldg
at the corner of
Locust & Juniper Sts.

W. L. F.

12482.F.30B

LAW OFFICES
FREEMAN, FOX & FIECHTER
TWELVE SOUTH TWELFTH STREET
PHILADELPHIA 7
WALNUT 2-3446

PAUL FREEMAN
WILLIAM LOGAN FOX
FREDERICK C. FIECHTER, JR.

August 23, 1957

Mr. Barney Chesnick,
The Library Company,
SE Cor Broad and Christian Streets,
Philadelphia, Pennsylvania

Dear Barney:

Doing a more or less useless thing is usually more fun than doing something useful, and I have had fun in studying the title of The Library Company to the parcel at Juniper and Locust Streets.

The area now covered by the Parking Building came to the Company from five different owners, and the interesting thing about it is that the first two parcels were secured in December, 1869.

One was a small piece at the north~~east~~west corner of Juniper and Locust Streets, and the other was a much larger piece, on which, ultimately, was the library building itself and most of the yard that surrounded it.

These two parcels were conveyed to John Rice in December 1869 and in 1871, he, describing himself as trustee, conveyed to The Library Company. He was not described as trustee in the conveyances to him, but conveyed as trustee, for $1.00, after he had held the properties a bare 18 months.

The ~~properties~~ property to the north of these, that made up the northern part of the old yard, and the two properties next to Chancellor Street were the last acquired.

Will you be good enough to turn to the minutes of December 1869, or thereabout, and see whether there is mention then of a plan to accumulate the area now occupied by the Parking Building?

I enclose a plan prepared for me by the Commonwealth Land Title Company so that you too may see how the present parcel was accumulated. You will notice that the Company never put itself in a position in which it could be held up by a seller. After parcels #1 and #2 were conveyed, as one piece, to the Company in 1871, it extended its ownership by getting parcel #3 and further extended its ownership by getting parcel #5. The last piece secured, marked parcel #4, was not acquired until 1890.

LAW OFFICES
FREEMAN, FOX & FIECHTER
TWELVE SOUTH TWELFTH STREET
PHILADELPHIA 7
WALNUT 2-3443

PAUL FREEMAN
WILLIAM LOGAN FOX
FREDERICK C. FIECHTER, JR.

August 26, 1957

Mr. Barney Chesnick,
The Library Company,
SE Cor Broad and Christian Streets,
Philadelphia, Pennsylvania

Dear Barney:

Doing a more or less useless thing is usually more fun than doing something useful, and I have had fun in studying the title of The Library Company to the parcel at Juniper and Locust Streets.

The area now covered by the Parking Building came to the Company from five different owners, and the interesting thing about it is that the first two parcels were secured in December, 1869.

[illegible]

One was a small piece at the northeast corner of Juniper and Locust Streets, and the other was a much larger piece, on which, ultimately, was the library building itself and most of the yard that surrounded it.

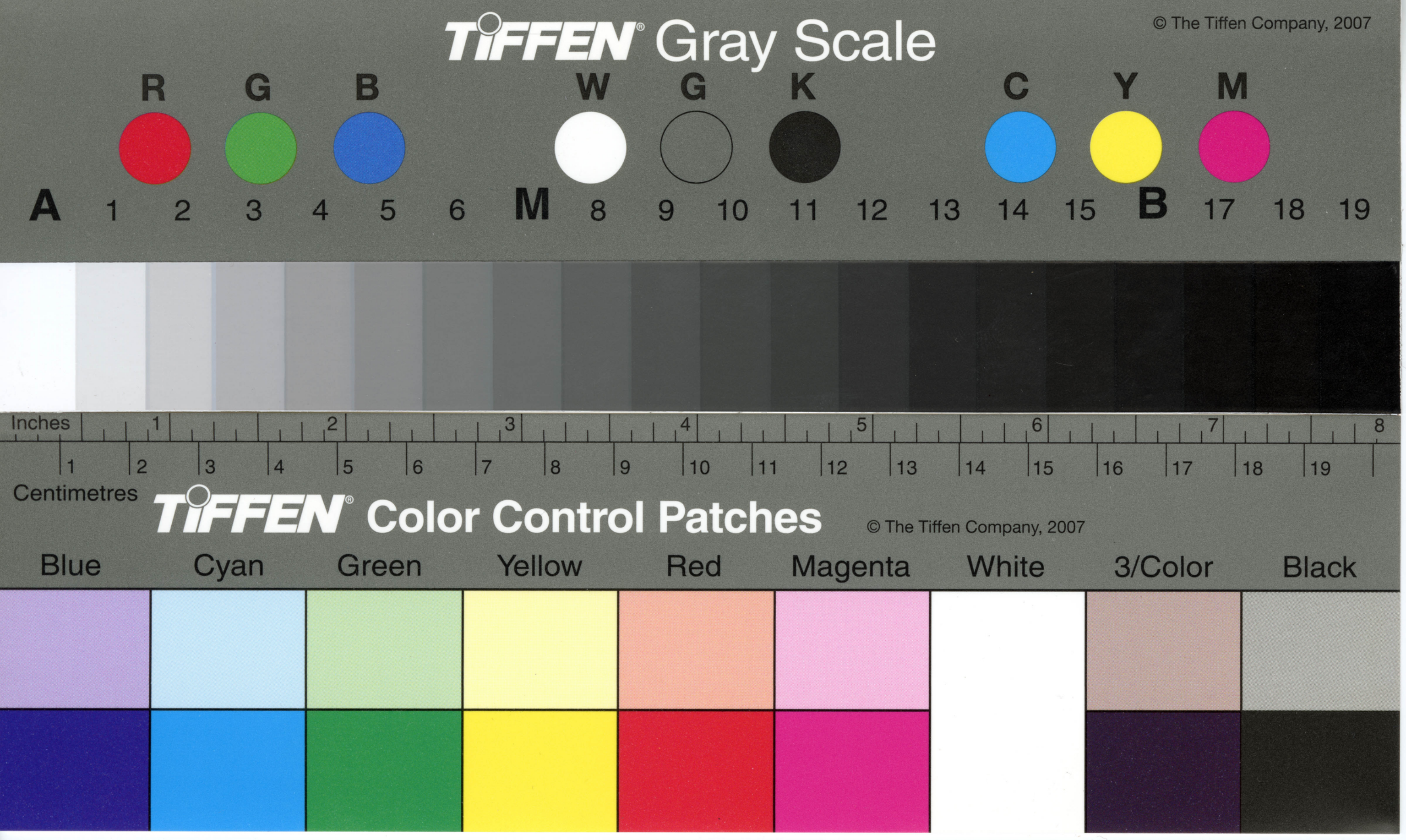
These two parcels were conveyed to John Rice in December 1869 and in 1871, he, describing himself as trustee, conveyed to The Library Company. He was not described as trustee in the conveyances to him, but conveyed as trustee, for $1.00, after he had held the properties a bare 18 months.

[illegible]

The ~~properties~~ to the north of these, that made up the northern part of the old yard, and the two properties next to Chancellor Street were the last acquired.

Will you be good enough to turn to the minutes of December 1869, or thereabouts, and see whether there is mention then of a plan to accumulate the area now occupied by the Parking Building?

I enclose a plan prepared for me by the Commonwealth Land Title Company so that you too may see how the present parcel was accumulated. You will notice that the Company never put itself in a position in which it could be held up by a seller. After parcels #1 and #2 were conveyed, as one piece, to the Company in 1871, it extended its ownership by getting parcel #3 and further extended its ownership by getting parcel #5. The last piece secured, marked parcel #4, was not acquired until 1889.


TIFFEN Gray Scale
© The Tiffen Company, 2007
R G B W G K C Y M
A 1 2 3 4 5 6 M 8 9 10 11 12 13 14 15 B 17 18 19
Inches
Centimetres
TIFFEN Color Control Patches
© The Tiffen Company, 2007
Blue Cyan Green Yellow Red Magenta White 3/Color Black

The total consideration paid for the several pieces was $78,000!.

Sincerely yours,

WLF:K
Enc.

At a Meeting of the Directors Dec 2nd 1869.

...

The Committee on the purchase of a Lot of ground made the following Report

The undersigned a Committee appointed to inquir into the advisability of the investment of a portion of the Building Fund of the Library Co. in the purchase of a lot of ground respectfully report

That they have entered into a negotiation with Mr. John Rice for the purchase of a lot of ground on the north side of Locust and West side of Juniper Street containing 110 feet in front on Locust Street and about 185 feet in depth for a sum not to exceed 60,000, and with Mr. John Livezey for the purchase of a lot of ground adjoining the last to the South on Juniper St. 100 feet in depth to a small court by about 54 feet on Juniper St., for the sum of $10,000, subject to a ground Rent of $17 a year.

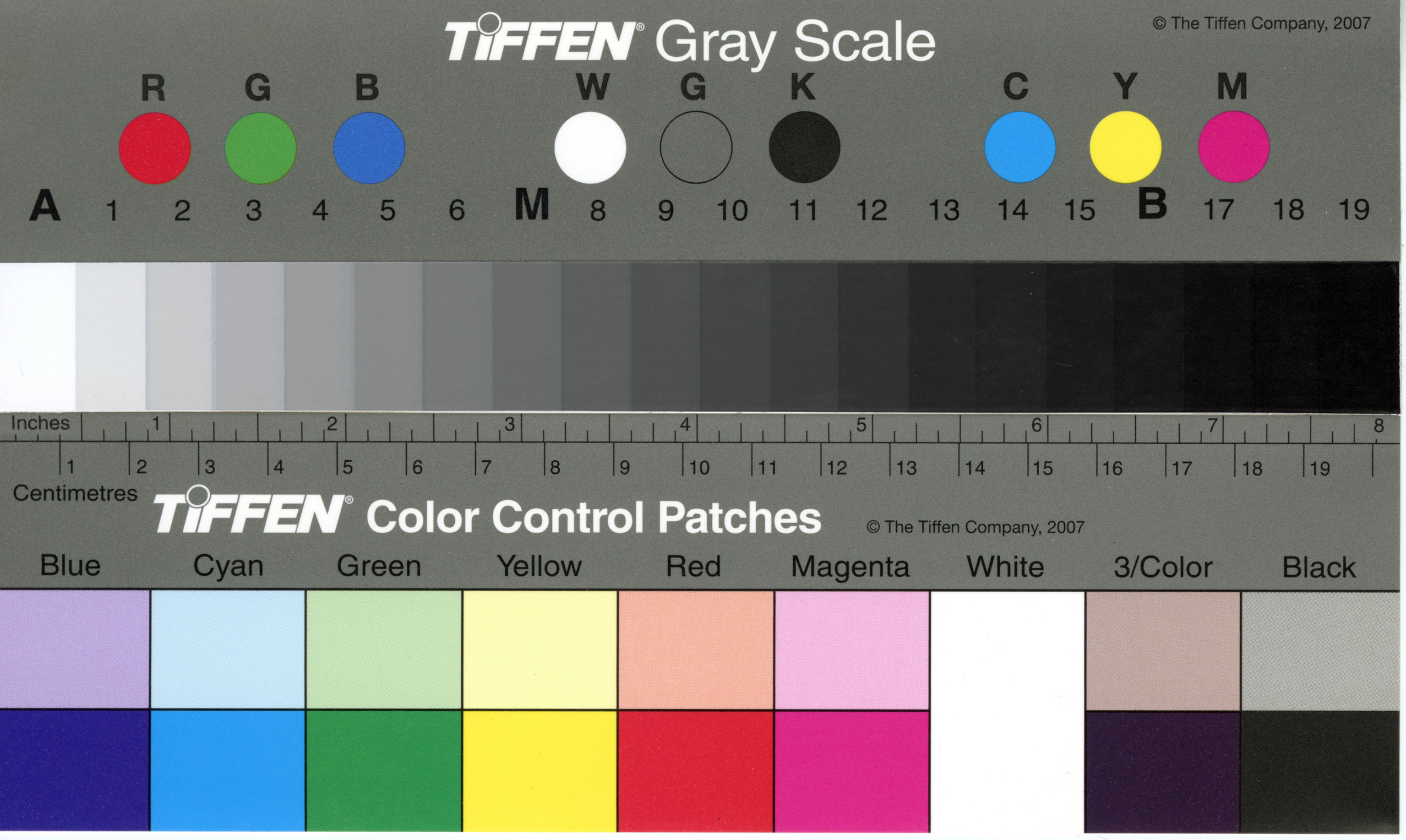
That they believe these prices to be quite reasonable considering the situation of the property: and that an additional advantage in the purchase will be that the ground is now covered with a number of small buildings which were stated to yield a rental of $3,000 a year, and from which probably still more could be obtained, by reason of which the property can be carried without expence to the Library till either it can be used for building purposes or disposed of at a profit.

That your Committee regard the situation of the property as admirably adapted for the purposes of a public building such as the Library; and that even if it should never be used for that purpose the price at which it can be obtained would be an excellent investment of the Building Fund at the present time.

Your Committee therefore recommend the purpose of the properties above mentioned for the prices stated, and they be authorized to enter into the necessary agreements for the purpose. All of which is respectfully submitted.

/s/ Henry Wharton
/s/ P.McCall
/s/ S.Morris Waln

12482.F.308


TIFFEN Gray Scale
© The Tiffen Company, 2007
R G B W G K C Y M
A 1 2 3 4 5 6 M 8 9 10 11 12 13 14 15 B 17 18 19
Inches
Centimetres
TIFFEN Color Control Patches
© The Tiffen Company, 2007
Blue Cyan Green Yellow Red Magenta White 3/Color Black

Library Co. of Philadelphia
Ridgway Branch
Broad & Christian Sts.
Philadelphia 47

March 14, 1950.

The Pennsylvania Company,
15th and Chestnut Streets,
Philadelphia 1, Pennsylvania.

Attention: Mr. MacBride

Dear Mr. MacBride:

To the title papers re 1327 Locust Street held in custody account A-15885, 2, 1891, please add this letter to call attention to the fact that:

On February 15, 1950 The Library Company granted permission to B. M. F. Realty Company, Licensee

> "To maintain, below the surface of the premises of Licensor at the Northwest corner of Locust and Juniper Streets, Philadelphia, and more particularly at that part thereof immediately North of the North end of Watts Street (not on the City Plan), so much of the foundation of the North wall of Licensee's property known as 219 South Broad Street, as now extends (below the surface of the ground) North of the property line between said premises of Licensor and said premises of Licensee.
>
> This license and permission shall continue only so long as that part of the existing North wall of Licensee's premises which is adjacent to Licensor's premises shall serve as the exterior wall of Licensee's building, and shall cease and determine, without action of either party hereto, whenever and as soon as that part of the existing North wall which is adjacent to Licensor's premises, shall no longer serve as the exterior wall of Licensee's premises."

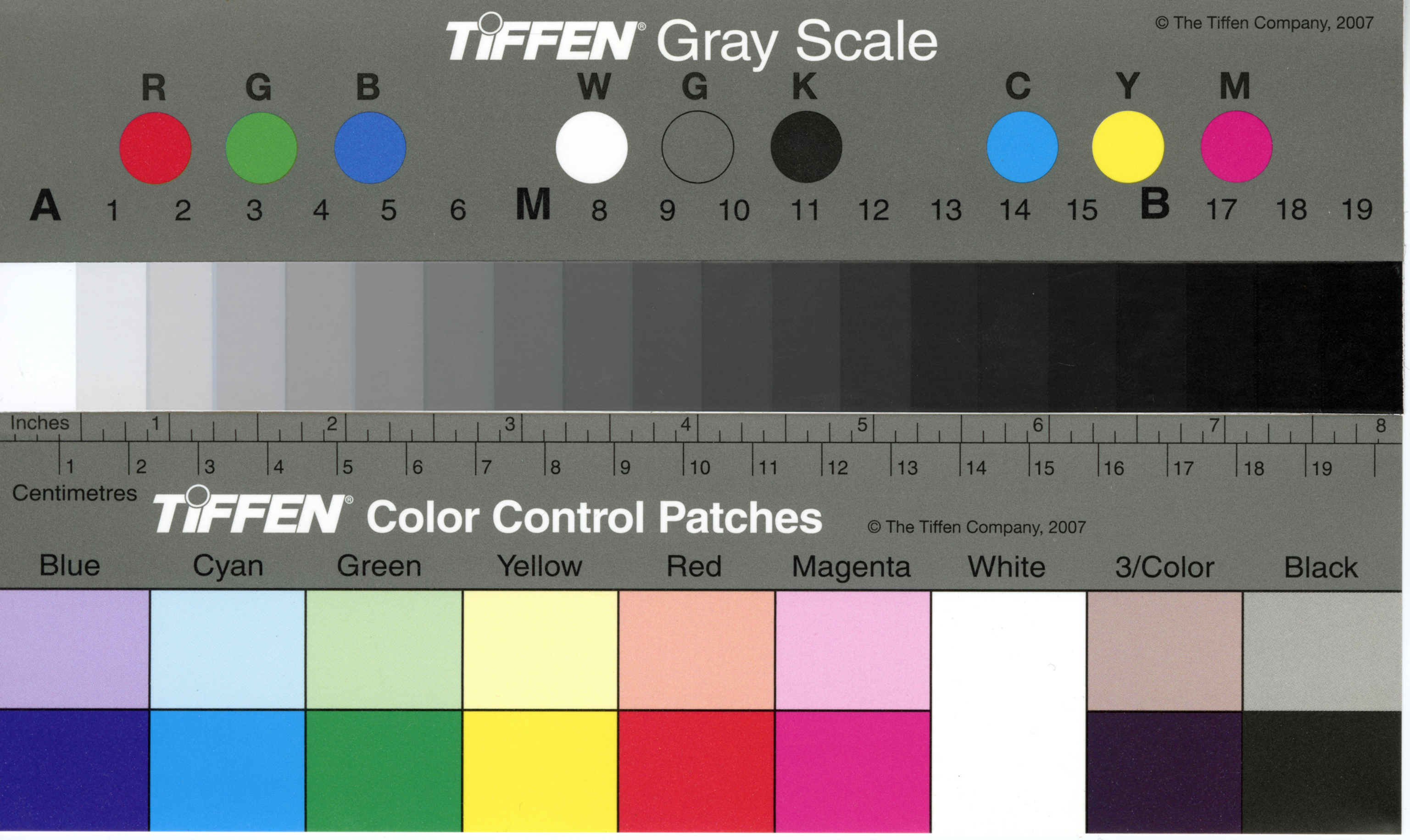
The agreement has been filed for record, but this letter should be put with the title papers lest at some future date The Library Company enter an Agreement of Sale and forget this limited right granted to B. M. F. Realty Company.

Very truly yours,

W L Fox

WLF:C

12482.F.308


TIFFEN Gray Scale
© The Tiffen Company, 2007
R G B W G K C Y M
A 1 2 3 4 5 6 M 8 9 10 11 12 13 14 15 B 17 18 19
Inches
Centimetres
TIFFEN Color Control Patches
© The Tiffen Company, 2007
Blue Cyan Green Yellow Red Magenta White 3/Color Black

B-448

THE PENNSYLVANIA COMPANY
*for Insurances on Lives and Granting Annuities*

**INTER-DEPARTMENTAL**

**Subject**

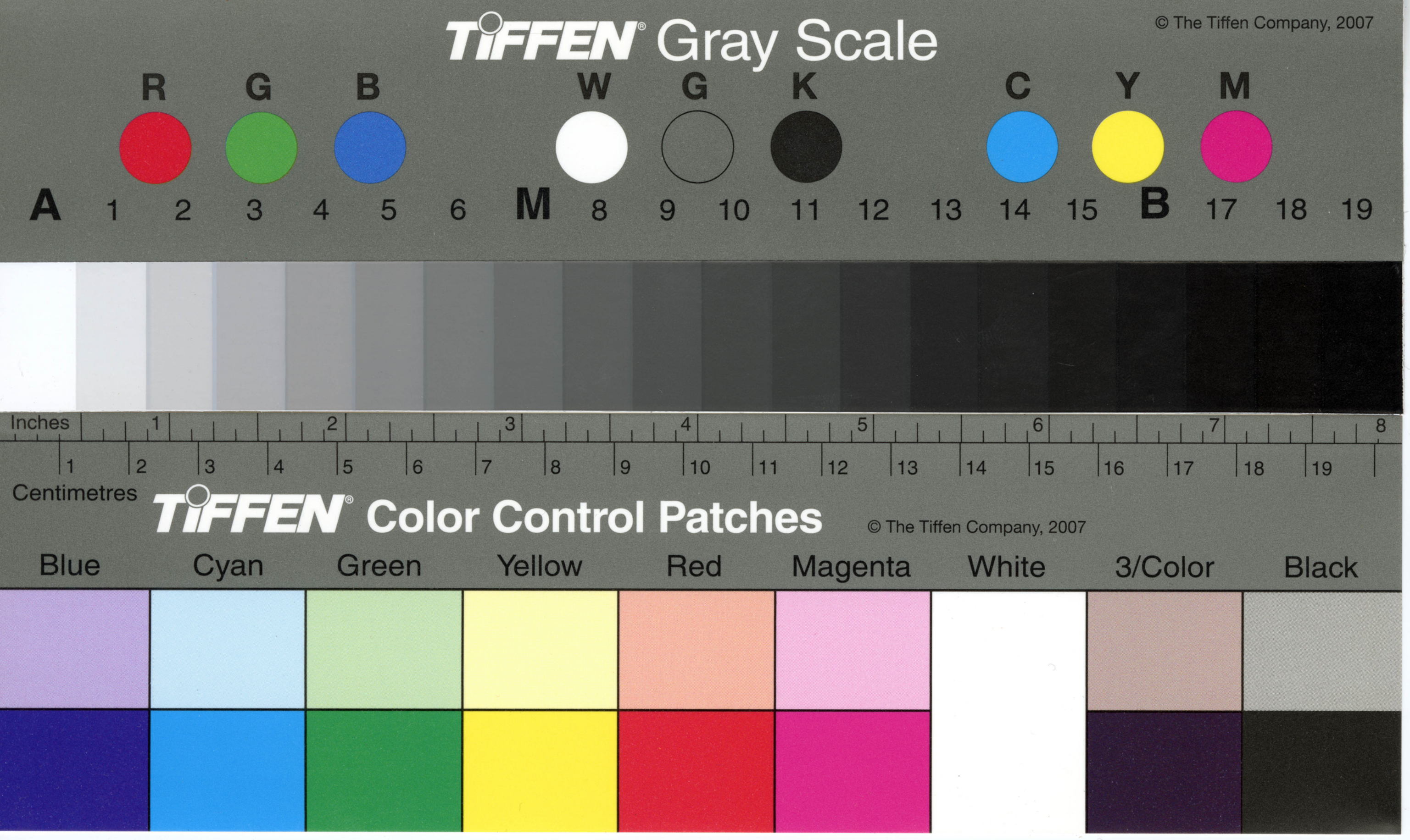
**To** Mr. Edward D. Rainsford, Real EstateDept.

**From** Brandon Barringer

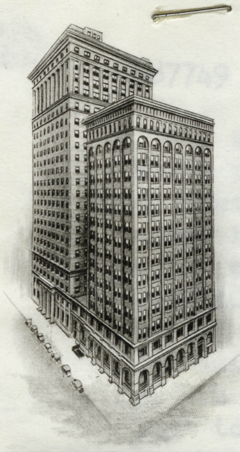
I attach a copy of the Land Title search of the title to the Northwest Corner of Juniper & Locust Streets which should be filed with the title papers which I also return, or in some other very safe place, as I understand it represents their commitment to insure the title should we ever want to sell-and as we paid $200 for it.

I also return the other papers lent to Mr. Fox and would appreciate your checking to see whether this is all of them.

1/5/40. B.B.


TIFFEN Gray Scale
© The Tiffen Company, 2007
R G B W G K C Y M
A 1 2 3 4 5 6 M 8 9 10 11 12 13 14 15 B 17 18 19
Inches
Centimetres
TIFFEN Color Control Patches
© The Tiffen Company, 2007
Blue Cyan Green Yellow Red Magenta White 3/Color Black

12482.F.308



**LAND TITLE BANK AND TRUST COMPANY**
BROAD AND CHESTNUT STREETS
PHILADELPHIA

J. WILLISON SMITH, PRESIDENT

CABLE ADDRESS "PLANT"

LAWRENCE R. ZERFING
ASST. TITLE OFFICER

Libray Co

887749 - LRZ

November 14, 1939

William Logan Fox, Esq.,
Philadelphia Saving Fund Building,
Phila., Pa.

Dear Mr. Fox:-

We wish to advise you that we have examined the deed recorded in G.G.P. 354 page 282, being a declaration by Henry Lea concerning the use of the building at the Northwest corner of Juniper and Locust Streets. It is our opinion that this deed has no effect on the title itself, but relates entirely to the use of the building and if the same is demolished no objection will be raised on any certificate we might issue. So long, however, as the building is still standing we would certify that the use is subject to the conditions expressed in the deed referred to.

Yours very truly,

L R Zerfing

LRZ'NG

Asst. Title Officer

Reference above is incorrect it should be GGP 354 pg 382 WLF

A. Zehner
Title Officer

887749

All THA

ments there

of Juniper

along the

alley 1

said

84'8"

ext

887749

## Description

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected Situate on the North side of Locust Street and West side of Juniper Street in the 8th Ward of the City of Philadelphia, thence extending along the West side of Juniper Street Northward 261'3½" to a certain 10' wide alley extending from Juniper Street to Marble Court, thence extending West along said 10' wide alley 100' to east side of Marble Court(50'w) thence South on same 84'8½" to a point thence extending Westward on said Court 25' to a point thence extending Southward 18' to a point thence extending Eastward crossing the bead of Tin alley (15'w) (Scyamore St.) (now Watts Street) thence extending South 159' to North side of Walnut Street thence extending Eastward along the same 110' to the first mentioned point and place of beginning.

And Whereas, in accordance with the above declaration of trust John Rice by deed dated March 10, 1871 recorded March 16, 1871 JAH 113 page 539 granted and conveyed premises Northwest corner of Locust and Juniper Streets thence North on Juniper Street 184'9" thence West 50' thence North 9'3" thence West 50' to 50' court, thence South on same 17' thence West 25' south 18' thence East across head of Sycamore Street 15' to East line Sycamore Street thence South on same 159' to Locust Street thence by same East 110' to beginning, unto The Library Company of Philadelphia.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected Situate on the West side of Juniper Street 133'6" Southward from the South side of Walnut Street thence extending Southward along the West side of Juniper Street 51' more or less to a point thence West on a line parallel with said Walnut Street 50' to a point thence extending Northward 9'3" to point thence West 50' to 50' court thence Northward on same 42'3½" to another point in said 50' court thence parallel with Walnut Street and by land Estate of Benjamin Levis 100' to the first mentioned point and place of beginning; is vested in The Lebrary Company of Philadelphia, by deed from John Livezey and wife dated January 1, 1870 and recorded March 10, 1870 JAH 13 page 534 &c. subject to Ground Rent of $17.00 being 1/4 remaining part of ground of $68.00 charge, out of West side Juniper Street 192' South Walnut Street 34' x 100' which said Ground Rent was extinguished into The Lebrary Company of Philadelphia by deed from John Livesey and wife dated January 18, 1872 and recorded January 25, 1872 JAH 194 page 401&c.

And also All the strip of ground Situate on the South side of 10' alley 34'5½" Eastward from the East side of 50' court 2' front and in depth 12'4½".

And also Situate on the West side of Juniper Street 120'4½" Southward from the South side of Walnut Street, containing in front on said Juniper Street 13'1/2" and extending Westward 65'11"; is vested in The Library Company of Philadelphia, by deed from Joseph Bitler and wife et al dated October 27, 1885 and recorded Oct. 30, 1885 GGP 71 page 326&c. to Library Company of Philadelphia.

And Also All That Certain lot or pieces of ground with the buildings and improvements thereon erected Situate on the West side of Juniper Street 108' South of Walnut Street being South side of 18' alley leading into Juniper Street thence extending Westward along the said 10' alley 100' to a point on the East side of 50' court thence extending along the same Southward 25'5" to a point thence extending Eastward 34'1" mor or less to a point thence extending Northward parallel with Juniper Street 13'2½" to a point thence Eastward 66' more or less to a point thence Eastward 65'11" to a point on the West side of Juniper Street thence Northward along the same 12'4½" to the first mentioned point and place of beginning, is vested in The Library Company of Philadelphia, by deed from Fidelity Insurance Trust and Safe Deposit Co., Trustee et al dated April 29, 1890 rec'd June 14, 1890 GGP 641 page 520. EXCEPTING thereout a strip on the South side of 10' alley 34'5½" East of Marble Court 2' x 12'4½" (as conveyed to The Library Company of Philadelphia by the above Deed GGP 71 page 326)

A. Zehner
Title Officer

Title is vested in John Rice by deed from Nancy Adams (widow) et al by deed dated December 21, 1869 recorded January 7, 1870 JAH 10 page 228 for premises Northwest corner Juniper Street and Locust Street 20' on Locust Street x 60'

Title is vested in John Rice by deed from Girard Life Insurance Annuity and Trust Company by deed dated December 18, 1869 recorded January 7, 1870 JAH 10 page 183 for premises North side Locust Street beginning 20' West of Juniper Street thence North parallel with Juniper Street 60' East 20' to Juniper Street North along same 124'9" West 50' North 9'3" West 50' to 50' wide court, South along same 17' West partly across end of said Court 25' to Sycamore Street South along same 18' East across head of said Street 15' South 159' to Locust Street East along the same 90' to beginning.

And Whereas, by declaration of trust dated January 6, 1870 recorded February 2, 1872 JAH 219 page 37. The said John Rice declares that he holds the above described premises for The Library Company of Philadelphia and will convey the same upon the request of the said Library Company of Philadelphia.

And Whereas, In accordance with the above declaration of trust John Rice by deed dated March 10, 1871 recorded March 16, 1871 JAH 113 page 539 granted and conveyed premises Northwest corner of Locust and Juniper Streets thence North on Juniper Street 184'9" thence West 50' thence North 9'3" thence West 50' to 50' court, thence South on same 17' thence West 25' south 18' thence East across head of Sycamore Street 15' to East line Sycamore Street thence South on same 159' to Locust Street thence by same East 110' to beginning, unto The Library Company of Philadelphia.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected Situate on the West side of Juniper Street 133'6" Southward from the South side of Walnut Street thence extending Southward along the West side of Juniper Street 51' more or less to a point thence West on a line parallel with said Walnut Street 50' to a point thence extending Northward 9'3" to point thence West 50' to 50' court thence Northward on same 42'3½" to another point in said 50' court thence parallel with Walnut Street and by land Estate of Benjamin Levis 100' to the first mentioned point and place of beginning; is vested in The Lebrary Company of Philadelphia, by deed from John Livezey and wife dated January 1, 1870 and recorded March 10, 1870 JAH 13 page 534 &c. subject to Ground Rent of $17.00 being 1/4 remaining part of ground of $68.00 charge, out of West side Juniper Street 192' South Walnut Street 34' x 100' which said Ground Rent was extinguished into The Lebrary Company of Philadelphia by deed from John Livesey and wife dated January 18, 1872 and recorded January 25, 1872 JAH 194 page 401&c.

And also All the strip of ground Situate on the South side of 10' alley 34'5½" Eastward from the East side of 50' court 2' front and in depth 12'4½".

And also Situate on the West side of Juniper Street 120'4½" Southward from the South side of Walnut Street, containing in front on said Juniper Street 13'1/2" and extending Westward 65'11"; is vested in The Library Company of Philadelphia, by deed from Joseph Bitler and wife et al dated October 27, 1885 and recorded Oct. 30, 1885 GGP 71 page 326&c. to Library Company of Philadelphia.

And Also All That Certain lot or pieces of ground with the buildings and improvements thereon erected Situate on the West side of Juniper Street 108' South of Walnut Street being South side of 18' alley leading into Juniper Street thence extending Westward along the said 10' alley 100' to a point on the East side of 50' court thence extending along the same Southward 25'5" to a point thence extending Eastward 34'1" mor or less to a point thence extending Northward parallel with Juniper Street 13'2½" to a point thence Eastward 66' more or less to a point thence Eastward 65'11" to a point on the West side of Juniper Street thence Northward along the same 12'4½" to the first mentioned point and place of beginning, is vested in The Library Company of Philadelphia, by deed from Fidelity Insurance Trust and Safe Deposit Co., Trustee et al dated April 29, 1890 rec'd June 14, 1890 GGP 641 page 520. EXCEPTING thereout a strip on the South side of 10' alley 34'5½" East of Marble Court 2' x 12'4½" (as conveyed to The Library Company of Philadelphia by the above Deed GGP 71 page 326)

a. Zehner

*Title Officer*

## Taxes

1939 City and School exempt as to #1327 Locust Street (NWc Juniper St. 140' E. Broad Street 100' x 236'2½")

1939 City $188.70 School $113.78 as to SWs Chancellor St. 108' S. Walnut St. 12'4½" x 66' #204)

1939 City $141.10 School $85.08 as to #206 S. Juniper St. 236' N Locust St. 13'4½" x 66'

1939 City $147.90 School $89.18 as to #203-5 Watts St. SEc Chancellor St. 108' S Walnut St. 26' x 34'

## Water Rents

1939 Meter Minimum as to 1327 Locust Street (two meters) Charity Meters
1939 $9.00 as to 204 S. Juniper St.
1939 $11.00 as to 206 S. Juniper St.
1939 $9.00 as to 203-05 Watts St.
Possible excess due from Nov. 22, 1938 to date as to both meters on #1327 Locust St.

A.W.M. 15 page 105

conditions of trusts shall at any time occur on the part of the Library Co. of Phila. aforesaid its successors or assigns by any abridgments as aforesaid of the right or of the use by the general public according to the true intent and meaning of the said conditions as herein before expressed then and so often as the same shall occur such appropriate proceedings may thereupon be had either by The Commonwealth through her Attorney General for other proper officers or by the said Henry C. Lea his heirs executors or adminsitrators or by other proper authority of by any lawful form of proceedure as shall be deemed necessary to enforce and carry out the same.

In Witness Whereof &c.

GGP 354 page 282

Title Officer

Provided, always, ne
assigns, shall not erec
carpenter shop, blackm
comfort and convenien
thereon any buildin
which said 3' is r
vided

Provided, always, nevertheless that the said Benjamin Schultz, his heirs and assigns, shall not erect or cause to be erected on the said premises any wooden building carpenter shop, blackmsmith shop, or other building or shop which may be detrimental to the comfort and convenience of the neighboring inhabitants nor erect or cause to be erected thereon any building whatever within the distance of 3' Eastward of the said Tin Alley which said 3' is reserved for a footway in the said Tin Alley.

A. M. 30 page 162

Provided, always, nevertheless that if the said Benjamin F. Shultz, his heirs and assigns should not erect or cause to be erected on the said premises any wooden building, carpenter shop, blacksmith shop or other building or shop, which may be detrimental to the comfort or convenience of the neighboring inhabtants, nor erect or cause to be erected thereon any building whatever within the distance of three feet Eastward of the said Tin Alley which said three feet are reserved for a footway on the said Tin Alley.

A. M. 59 page 295

With Agreement that Yocum heirs and assigns, shall not build over but leave said strip open forever to be used by them exclusively as a passageway and water course forever. That Tevis heirs and assigns shall not open windows in East side wall of any stable so as to overlook the premises of said Yocum lying to East, but said Tevis to have right to make blind windows in any premises he may erect upon his premises adjoining next to and bounding on the strip of ground which is to be left open and Yocum to have right putting hangings for gate in walls on either side of said alley open forever as aforesaid.

A.W.M. 15 page 105

conditions of trusts shall at any time occur on the part of the Library Co. of Phila. aforesaid its successors or assigns by any abridgements as aforesaid of the right or of the use by the general public according to the true intent and meaning of the said conditions as herein before expressed then and so often as the same shall occur such appropriate proceedings may thereupon be had either by The Commonwealth through her Attorney General for other proper officers or by the said Henry C. Lea his heirs executors or adminsitrators or by other proper authority of by any lawful form of proceedure as shall be deemed necessary to enforce and carry out the same.

In Witness Whereof &c.

GGP 354 page 282

Title Officer

To All to whom These Presents
Greetings Whereas
Henry Lea, of the City of
to exceed in cost the sum of $
Library Co., Situate on the N
said City according to certa
dition proceedent to his s
itself, not at any future
which said privileges ha
that is to say:
l. All persons
of Philadelp
ect to th

To All to Whom These Presents shall come The Library Co. of Phila. sends Greetings Whereas

Henry Lea, of the City of Phila., Esquire, is minded to erect at his own expense not t to exceed in cost the sum of $50,000. an extension of the building of the said Library Co., Situate on the Northwest corner of Juniper St. & Locust St. in the said City according to certain plans submitted to the said corporation upon the condition proceedent to his said undertaking that the Library Co., aforesaid, should bind itself, not at any future time to abridge certain privileges to the general public which said privileges have been by him specified and set forth in manner following, That is to say:

1. All persons shall be allowed to consult the books in the rooms of The Library Company of Philadelphia, without charge during the hours in which the Library is kept open. Subject to such regulations as the Board of Directors may from time to time, find necessary, for the preservations of orders and the due custody of the books.

2. All persons not members or subscribers desiring to take out books shall have the right to do so, subject to the rules which the Board of Directors may from time to time establish for the use of the Library by its members but such persons shall first deposit double the value of such books or if they form part of a set the value of the set at the descretion of the Librarian and shall pay for the use of such books not more than ten cents per volume for each week or fraction of a week. Such deposit shall be subject to forfeiture for the benefit of the Library Co. to the extent of any injury sustained by it, through the loss or damages of the books so taken out and shall be refunded on the return, uninjured of the books so taken out and the payment of the hire thereof. Together with any fines incurred under the rules of the Library Co. And Whereas, at a special meeting of the members of the said Corporation duly held on the 13th day of March A.D. 1888 it was resolved, that the said proposition be accepted according to its said terms and that the directors thereof be authorized and directed to carry the same into effect on its part by the execution of such assurances as should be necessary therefore. And Whereas, it is the purpose and intention of these presents that the same should be carried into effect accordingly. Now Know Ye, that the Library Co. of Phila., aforesaid, for its self its successors and assigns doth hereby declare covenant and agree that provided, and when the extension of the said Library Building shall have been so made and completed the same shall be used held occupied and enjoyed by T The Library Co. of Phila. aforesaid, for the purposes of its Library according to its charter and the supplements thereto under and subject to the condition and trust hereinbefore set forth of and concerning the use thereof by the general public to the same effect to all intents and purposes as if the same were herein repeated and set forth at large. And is further declared, that if and when a violation of the said terms conditions of trusts shall at any time occur on the part of the Library Co. of Phila. aforesaid its successors or assigns by any abridgments as aforesaid of the right or of the use by the general public according to the true intent and meaning of the said conditions as herein before expressed then and so often as the same shall occur such appropriate proceedings may thereupon be had either by The Commonwealth through her Attorney General for other proper officers or by the said Henry C. Lea his heirs executors or adminsitrators or by other proper authority of by any lawful form of proceedure as shall be deemed necessary to enforce and carry out the same.

In Witness Whereof &c.

GGP 354 page 282

Title Officer

LAND TITLE

No. 887749

Description

emises

id P

# LAND TITLE BANK AND TRUST COMPANY

No. 887749 November 16th 19 39

Premises Description attached

The title to the said premises appears to be vested in LIBRARY COMPANY of Philadelphia (on sheet attached)

The premises are subject to the following encumbrances and claims:

**Ground Rents** None

**Mortgages** None

**Taxes** City, School ( ) ( ) Attached ( ) (

**Water Rates**

**Mechanics' and Municipal Claims** None

**Judgments** None

**Objections**

Possibility of claims for repairs, additions or alteration within six months
Any variation in location or dimensions and any other objections and easements which a survey for conveyance made by an official surveyor would disclose
Any additional water rents or other charges that may be added by the water department
Subject to the terms and conditions of any unrecorded lease
Subject to Zoning Regulations of the City of Philadelphia and any violation of same
Building restrictions as in Deed AWM 15 page 105 &c (attached)
Building restrictions as in Deed AM 59 page 295&c (attached)
Locust Street on City plan 53' wide legally opened 50' wide
Watts Street and Marble Court not on City plan--no record of opening
The premises in question may be liable for future assessments for the following street improvements viz: No sewer in Watts Street, Marble Court or 10' alley on North
Wires attached to premises in question, easement of same
Manholes in sidewalk of Juniper Street and Locust Street
Addressagraph machine on premises in question, may be subject to removal under terms of Conditional Sales Agreement filed March 24,1938 Prothy's Book 42 page 295&c #1769
No city water pipe in Chancellor St. or Marble Court
Windows in East wall of property to West overlook, premises in question
Building restrictions as in AM 30 page 162 (attached)
Subject to conditions as set forth in Deed GGP 354 page 282 (attached)
Legacy of $1.00 to Horace B. Rutherford under will of John Rutherford dec'd

This certificate is issued for information only. No policy will be issued hereon; and no liability is assumed hereunder.

*Title Officer*

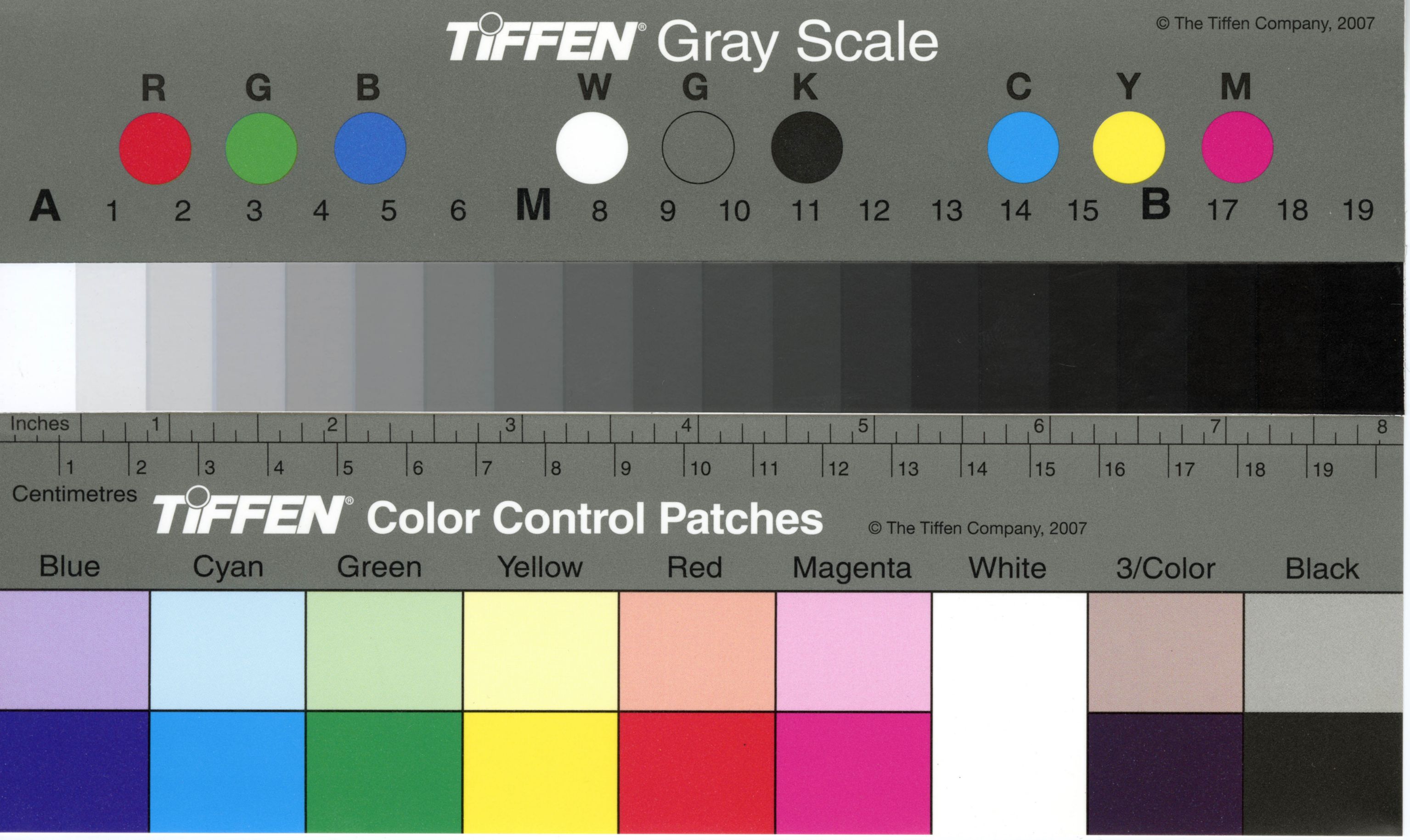
15885
204-6 S Juniper St

No. 887749

**Information Certificate**

LAND TITLE BANK AND
TRUST COMPANY

12482.F.308


TIFFEN Gray Scale
© The Tiffen Company, 2007
R G B W G K C Y M
A 1 2 3 4 5 6 M 8 9 10 11 12 13 14 15 B 17 18 19
Inches
Centimetres
TIFFEN Color Control Patches
© The Tiffen Company, 2007
Blue Cyan Green Yellow Red Magenta White 3/Color Black

THE PENNSYLVANIA COMPANY
for Insurances on Lives
& Granting Annuities
Philadelphia, Pa.

PERMANENT RECEIPT
COVERING FINAL DELIVERY OF
MORTGAGE OR REAL ESTATE PAPERS

Service Department
File Room
Document File

Requested by Brandon Barringer Date 10/26/39.

Department Statistical Section

Account Name Library Co of Philadelphia. No.

Re Property 204 South Juniper 203-5 South Watts 206 South Juniper.
(file under) Northwest Corner Juniper & Locust

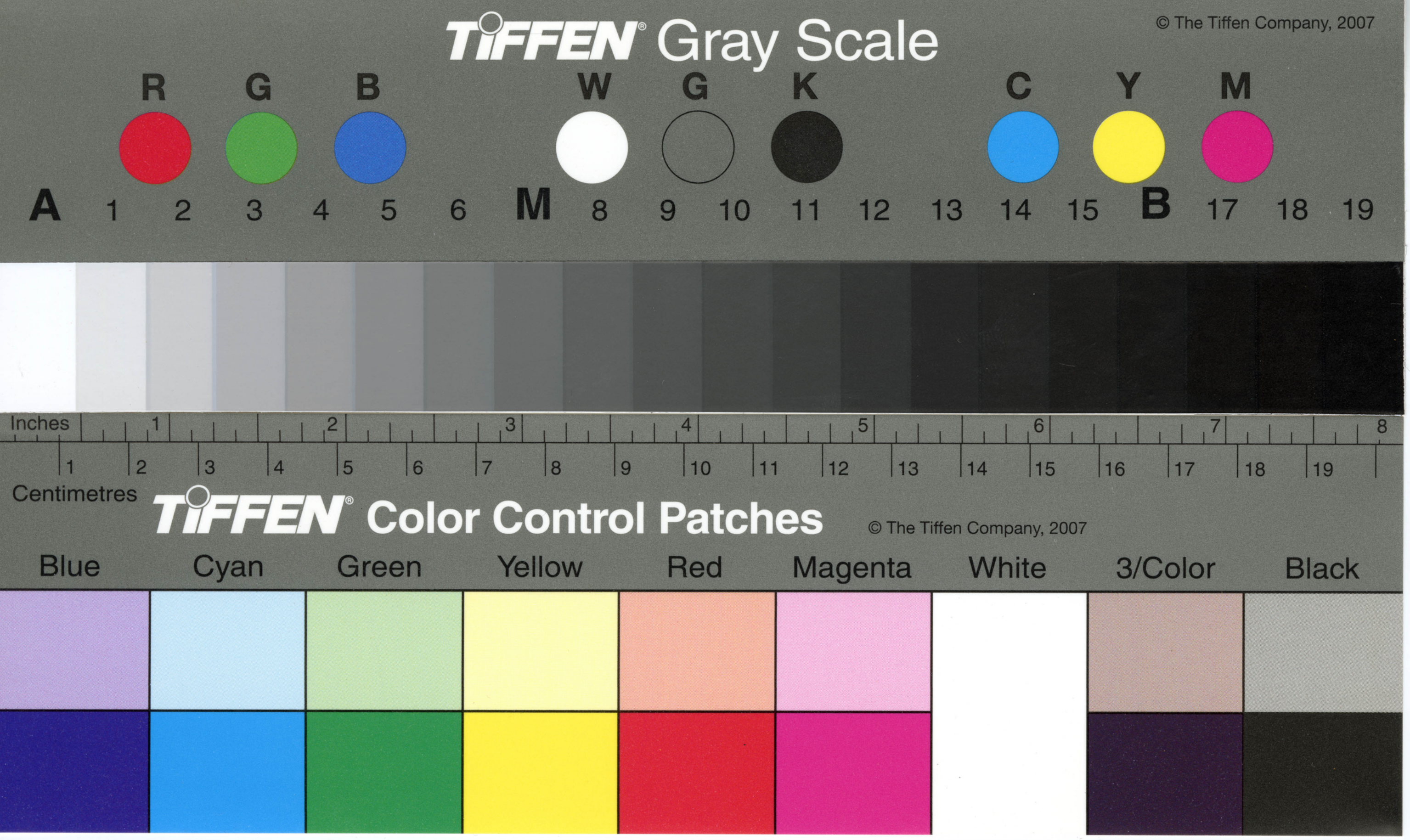
Following Papers (check) Mortgage Real Estate ✓

Title deeds to 204 South Juniper (including 203-5 S Watts) and
206 South Juniper.
also map { N. W Corner Locust & Juniper Rice
" " " Survey + ctf of search
+ covenant.

Reason Examination by counsel for Library Company.

Deliver to Brandon Barringer
(Signed)

Instructions: When properly filled in and signed this receipt must be filed in the Mortgage or Real Estate correspondence folder.


TIFFEN Gray Scale
© The Tiffen Company, 2007
R G B W G K C Y M
A 1 2 3 4 5 6 M 8 9 10 11 12 13 14 15 B 17 18 19
Inches
Centimetres
TIFFEN Color Control Patches
© The Tiffen Company, 2007
Blue Cyan Green Yellow Red Magenta White 3/Color Black

12482.F.308

303 6 22. 1M.

No. 2027a Letter A

Account Agency Library Co of Phila

Henry G Brengle Press

Premises N W Cor Locust & Juniper

---

Deed

Title Insurance

Fire Insurance

*Encumbrance*

*Appraisement*

*Assessment* $250000.

*Taxes paid* exempt

*Water Rent Paid* 1927

*Lease* occupied by Library Co

*Tenant*

*Rent due*

*Assessment Book*

*Rent Book*

*Ward Index*

*Repair Index*

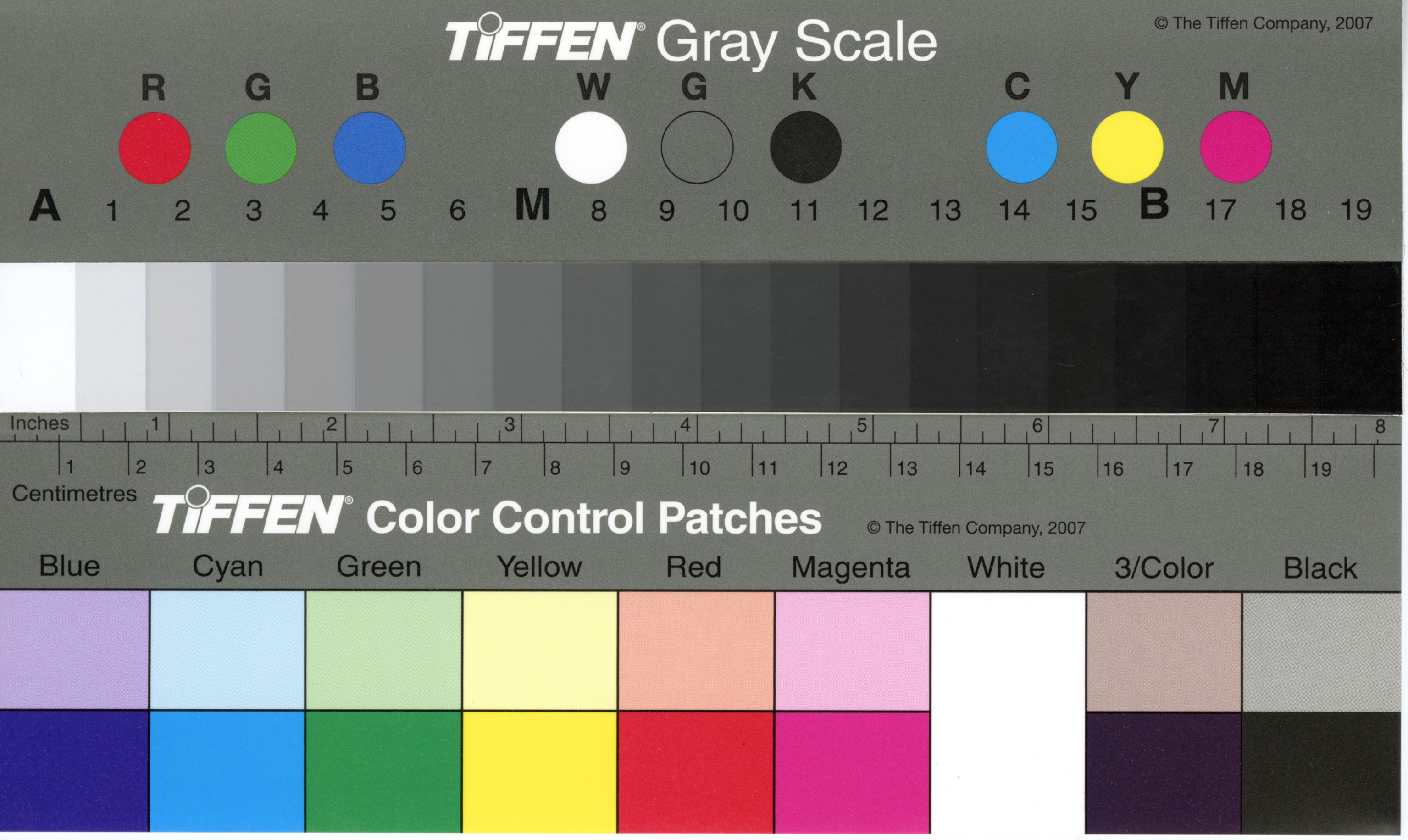
*Locality Index*

*Fire Insurance Index*

~~*Description Assets Ledger*~~

Blue
Cyan
Green
Yellow
Red
Magenta
White
3/Color
Black
Centimetres
Inches
TIFFEN Color Control Patches
© The Tiffen Company, 2007
TIFFEN Gray Scale
A
B
M
R
G
B
W
G
K
C
Y
M
© The Tiffen Company, 2007

12482.F.308


TIFFEN Gray Scale
© The Tiffen Company, 2007
R G B W G K C Y M
A 1 2 3 4 5 6 M 8 9 10 11 12 13 14 15 B 17 18 19
Inches
Centimetres
TIFFEN Color Control Patches
Blue Cyan Green Yellow Red Magenta White 3/Color Black

**LOCALITY SEARCH.—C. P.**

**Certify** *any Claims or Liens filed against* All those messuages or tenements and ——— *Lot*s *of Ground,* *situate on the* North West Corner of Juniper and Locust Streets ——— *in the* Eighth ~ *Ward of the City of Philadelphia, containing in front on said* Locust Street One hundred and ten feet — *and in depth* on Juniper Street One hundred and eighty five feet. Bounded Westward by Sycamore Street.

*On examination of the Locality Index of claims remaining of record in the Office of the Prothonotary of the Court of Common Pleas, for the City and County of Philadelphia, I find* no *unsatisfied claims against the premises above described.* Since Dec 1 1864

Wm G Russell Dy Pro

Dec 27 1869

65.

12/27/69

EDWARD [illegible] BODIN,
ATTORNEY AT LAW,
No. 613 ARCH STREET,
PHILADELPHIA PA.

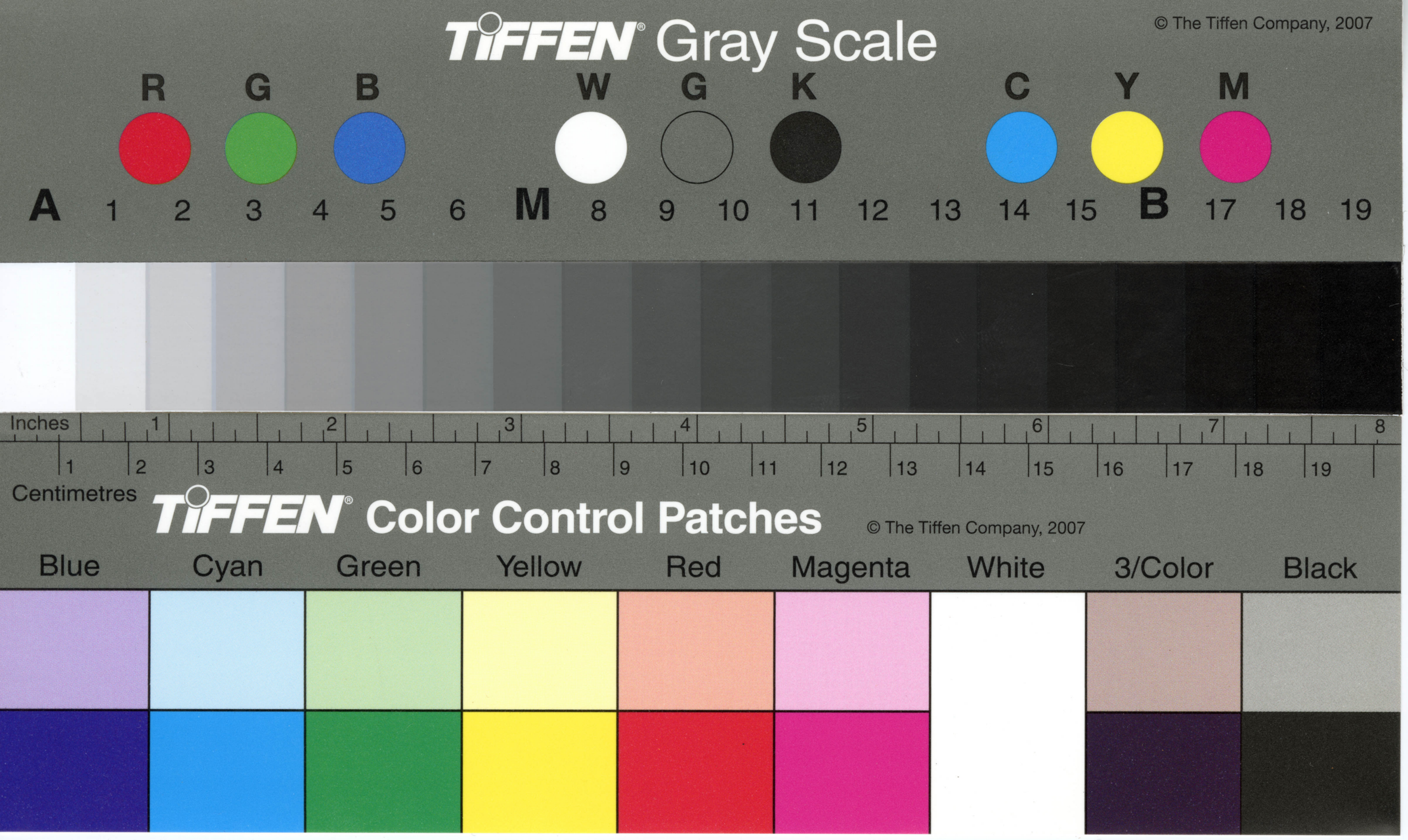
On Examining the Index of Claims in the Office of the City Solicitor I find nothing against the premises as above described.

65¢

CJMcAllister
Dec. 29. 1869

CJMcA
12/29/69

12482.F.308


TIFFEN Gray Scale
© The Tiffen Company, 2007
R G B W G K C Y M
A 1 2 3 4 5 6 M 8 9 10 11 12 13 14 15 B 17 18 19
Inches
Centimetres
TIFFEN Color Control Patches
© The Tiffen Company, 2007
Blue Cyan Green Yellow Red Magenta White 3/Color Black

**LOCALITY SEARCH.—D. C.**

Certify any Claims or Liens filed against All those meſsuages or tenements and ——— Lots of Ground, situate on the North West corner of Juniper and Locust Streets ——— in the Eighth ——— Ward of the City of Philadelphia, containing in front on said Locust Street One hundred and ten feet ——— and in depth on Juniper Street One hundred and eighty five feet Bounded Westward by Sycamore Street ———

Finnally

On examination of the Locality Index of claims remaining of record in the Office of the Prothonotary of the District Court, for the City and County of Philadelphia, I find No unsatisfied claims against the premises above described. Since Dec 1. 1864.

Wm H. Saylor pro Prothy
Dec 22. 1869

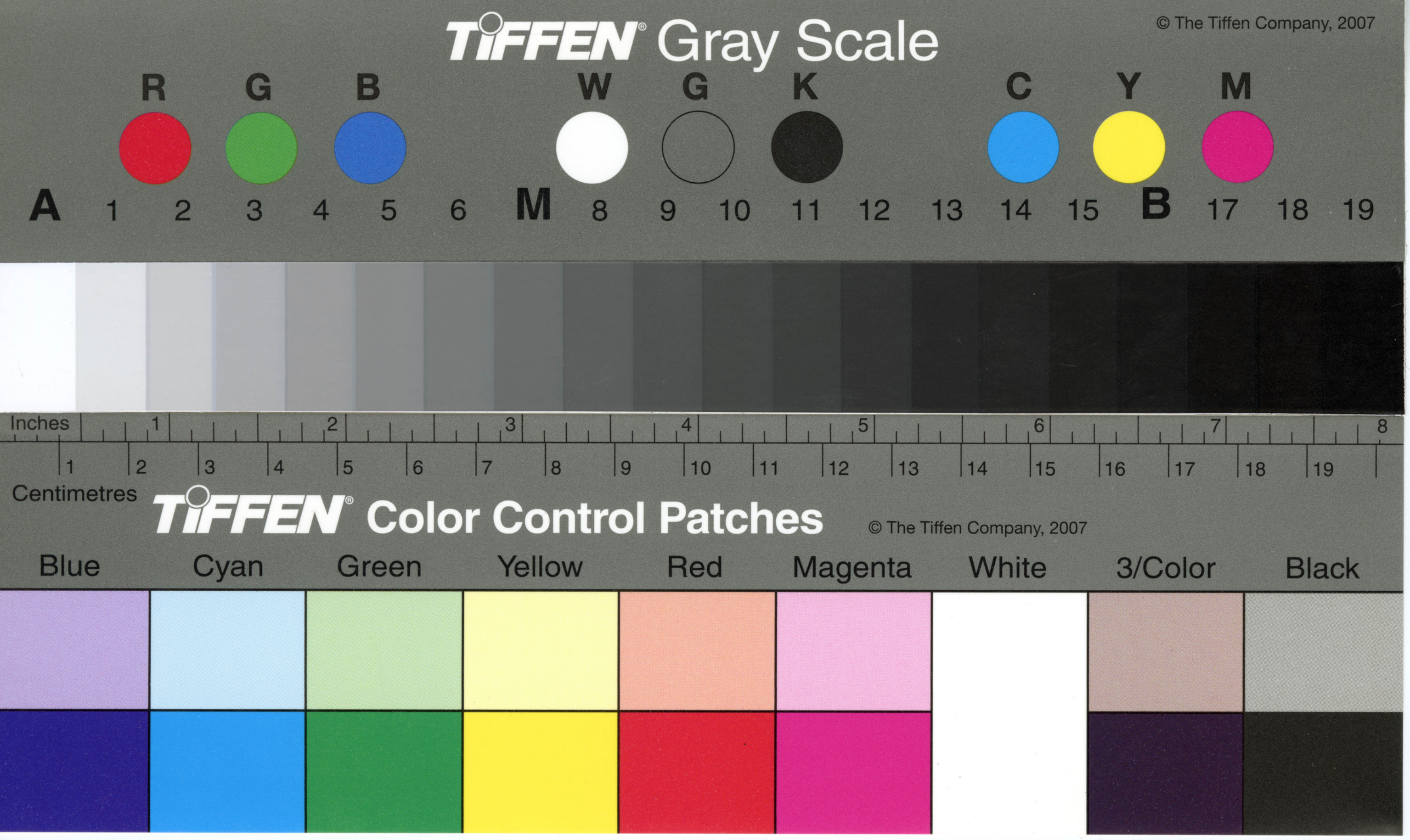
65

WHS
12/22/69

EDWARD L. BODIN,
ATTORNEY AT LAW,
No 813 ARCH STREET,
PHILADELPHIA PA.

TIFFEN® Gray Scale © The Tiffen Company, 2007
R G B W G K C Y M
A 1 2 3 4 5 6 M 8 9 10 11 12 13 14 15 B 17 18 19
Inches 1 2 3 4 5 6 7 8
Centimetres 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19
TIFFEN® Color Control Patches © The Tiffen Company, 2007
Blue Cyan Green Yellow Red Magenta White 3/Color Black

12482.F.308


TIFFEN Gray Scale
© The Tiffen Company, 2007
R G B W G K C Y M
A 1 2 3 4 5 6 M 8 9 10 11 12 13 14 15 B 17 18 19
Inches
Centimetres
TIFFEN Color Control Patches
© The Tiffen Company, 2007
Blue Cyan Green Yellow Red Magenta White 3/Color Black

**TAX SEARCH.**

**Certify** any Taxes Registered against All those meſsuages or tenements and ———— Lots of Ground, situate on the North West corner of Locust and Juniper Streets ———— in the Eighth —— Ward of the City of Philadelphia, containing in front on said Locust Street One hundred and ten feet – and in depth on Juniper Street One hundred and eighty five feet.

8

210
412
409
387
393

In the name of John Adams, John Rutherford or in any other name. John Livezley

John Gallagher

381
391
211
419
416
891
403

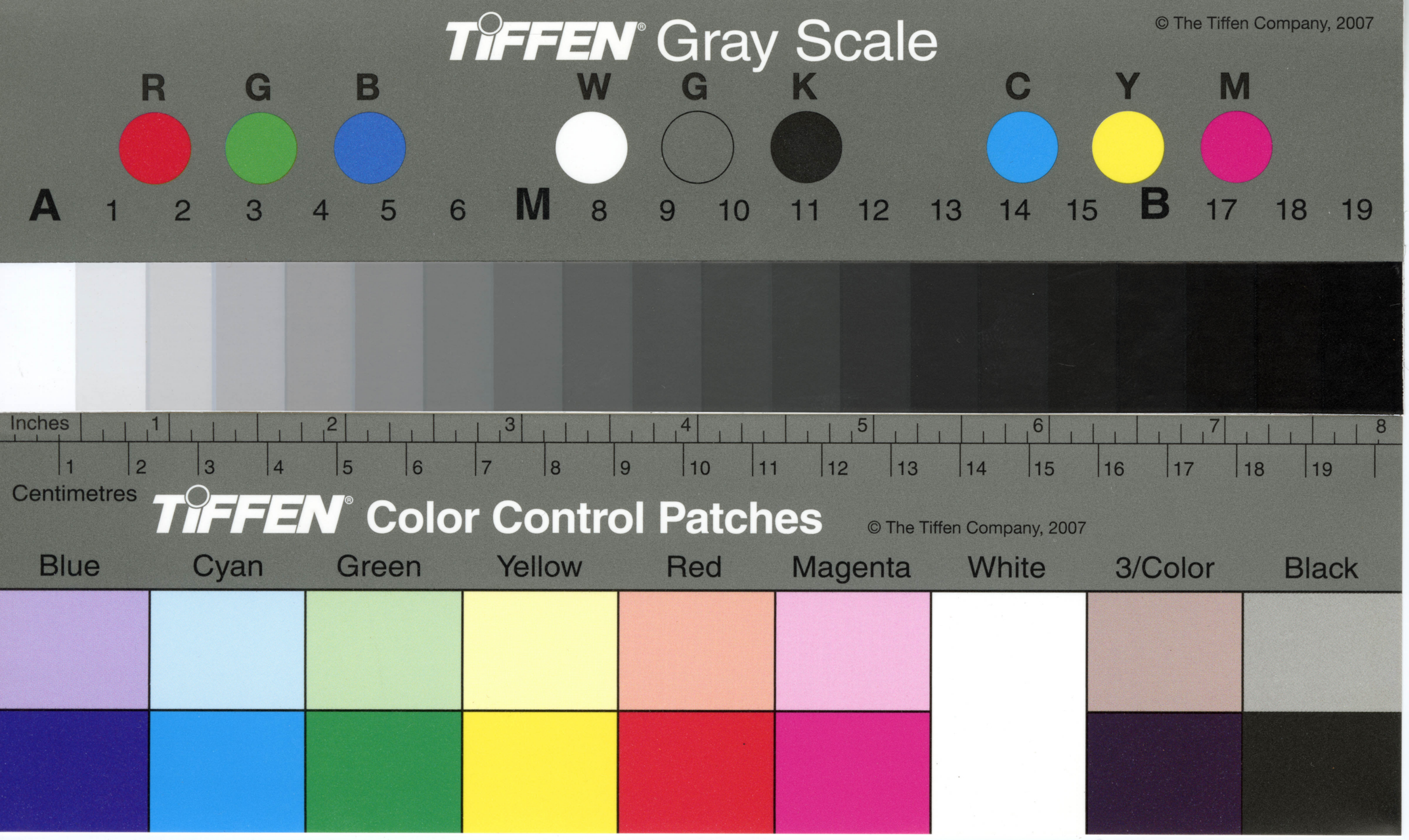
1321 to 1331 Locust
214 to 232 Juniper

FIVE U.S. INTER. REVENUE CERTIFICATE 5 CENTS 5
12/28/69

EDWARD L. BODIN,
ATTORNEY AT LAW,
No. 313 ARCH STREET,
PHILADELPHIA PA

On searching the Register of unpaid Taxes on Real Estate for the City of Philadelphia, I do not find any taxes for the years 1864 to 1868, inclusive, registered against the above premises.

J Nuttall
Reg Ck


TIFFEN Gray Scale
© The Tiffen Company, 2007
TIFFEN Color Control Patches
© The Tiffen Company, 2007

12482.F.30B

# Brief of Title to a Messuage and Lot of Ground situate on the West side of Juniper Street at the distance of 108 feet southward from Walnut Street, in the City of Philadelphia, Containing in front 12 feet 4½ inches and in depth 100 feet –

1782 June 15.

Recorded in Deed Book E.F. No 31 page 69.

Patent – The Supreme Executive Council under the hand of William Moore, the President and the great seal to Joseph Ogden in fee for 4 contiguous City Lots numbered in the Plan thereof 1118, 1119, 1120 and 1121 situate at the South East corner of Broad and Walnut Streets, forming together a Lot containing 211 feet on Broad Street by 250 feet in depth on Walnut Street to a 28 feet wide Alley (now called Juniper Street)

1805 January 11

Duly proved and remaining filed in the Register's office at Philadelphia –

Will of said Joseph Ogden who died seized of the said Large lot, whereby after sundry specific devises he gave and devised all the rest and residue of his Estate real and personal (including said large lot) unto his daughters Lydia and Mary their heirs and assigns in equal shares as tenants in common and appointed his daughter Lydia, his Son in law Anthony Cuthbert and Joseph Reed the Executors thereof and authorized them to sell and dispose of any part of his real Estate not therein specifically devised for such prices as they might think proper and to Execute Deeds to purchasers in fee simple.

1808 May 20th

Recorded in Deed Book E.F. No 33 page 60.

Deed. John M. Jones and Lydia his Wife, Anthony Cuthbert and Mary his Wife and Joseph Reed (the said Lydia, Anthony and Joseph being the Executors above named and the said Lydia and Mary being the residuary Devisees named in the said Will) to Jonathan W. Condy in fee for the said large lot

Recited in the next mentioned Deed.

The purchase money for the said premises was paid by the said Jonathan W. Condy together with John H. Brinton and William H. Tod, that is to say - each contributed one third thereof and had an interest of one undivided third therein although the Deed was made to Condy alone - afterwards a division was made among the said parties and two Alleys and a Court were laid out by them according to the plan endorsed on the next recited Deed - One of said Alleys leading Southward from Walnut Street 100 feet east of Broad Street of the width of 10 feet and the other leading westward from said 28 feet wide alley (Juniper Street) also of the width of 10 feet and both communicating with a 50 feet wide Court also laid out for their common use and convenience.

1808 May 21.
Recorded in Deed Book
E.F. No. 30 p 276 &c.

Deed. Jonathan W. Condy & wife to John H. Brinton in fee for a Lot of Ground part of the aforesaid large lot, situate on the west side of 28 feet wide Alley (Juniper St.) at the distance of 108 feet Southwar from Walnut Street 34 feet in front by 100 feet in depth to said 50 feet wide Court - being conveyed to him (inter alia) in the Share allotted to him in the division made as aforesaid -

1810 April 3

Deed - John H. Brinton & wife to Robert Leak in fee for the aforesaid Lot of 34 feet by 100 feet -

This Deed does not appear to be recorded but it is recited in a Mortgage given by said Robert Leak to said John H. Brinton to secure the whole or a part of the purchase money of said Lot on the same dated 3 April 1810 Recorded in Mortgage Book I. C. No 3 page 438. as follows "[Being the same Lot of Ground which the said John H. Brinton and Sarah his wife by Indenture bearing even date herewith granted and conveyed unto the said Robert Leak in fee subject to the payment of the aforesaid sum of Eleven hundred Dollars] The said Mortgage being given to secure the said sum.

| | |
|---|---|
| 1818 March 1.<br>Duly Acknowledged in Dist Court & recorded therein in Book B. page 118. also in Deed Book M.R. 19 page 691 | Deed Poll. Thomas Truxtun High Sheriff to Christian Grambo in fee for the aforesaid Lot 34 + 100. Sold as the property of the said Robert Leak under a Leo. Fac. issued on a Judgment obtain on the above recited Mortgage. |
| 1818 Sept. 8th<br>Recorded in Deed Book M R No 19 page 690 | Deed. Christian Grambo & wife to George Worl in fee for the same premises 34 feet by 100 feet. |
| 1822 November 14.<br>Recorded in Deed Book GWR No 37 page 552 &c | Deed. George Worl & wife to Joseph Smith and Daniel Smith in fee as tenants in common for a Lot of ground and the messuages thereon erected situate on the west side of Juniper Street 108 feet South of Walnut Street 25 feet five inches in front by 100 feet in depth. being a part of the lot last above described. |
| 1829 Nov. 8th<br>Recorded in Deed Book GWR No 37 page 554 | Deed. Daniel Smith & wife to Joseph Smith in fee for his moiety of the messuages and Lot conveyed to them as abovesaid. |

1833 May 20th
Recorded in Deed Book
A.M. No. 37 page 445.

Deed - Joseph Smith & wife to John Adams in fee for a two Story Brick Messuage and Lot of Ground (being part of the aforesaid Lot) 108 feet - southward from Walnut Street - Containing in front 12 feet 4½ inches and in depth 100 feet -

1844 Oct. 5th

Deed - John Adams to Benjamin Tevis in fee for the aforesaid Messuage and lot.

Recorded in Deed Book R L L No. 26 page 415

approved
Eli K. Price

Brief of Title to Messuage
and Lot on the west side of
Juniper St 108 feet South
of Walnut Street -

Tevis

12482.F.308

1837
17 July

Mge Daniel O'Donnell, Samuel J. Kee & Ellen his wife to John Owens for $400. in One year with interest for All the right, title, & interest, shares proportions, property claim & demand of said D O'D, S J K & E his wife. of & in All that certain two story brick messuage a tenement, frame building & lot a piece of ground situate on the North side of Locust St. at the distance of 212 feet from the East side of Broad St. in the City of Phil. Containing in front E & W 18 ft. & in length or depth 60 feet. (Being the same lot of ground which Joseph Greenway & Hannah his wife by Ind. dated 28 Dec. 1797 Rec. in Deed Book E. F. No. 8 p. 271 granted & conveyed unto Daniel O'Donnell father of Daniel & Ellen above named who hath since departed this life leaving a widow & three children to whom the same descended viz (Bridget the widow) Catharine & the above named Daniel & Ellen

Rec$^{d}$. 31 Aug 1837 in Mtge Book S. H. F. 7 p 119 &c.

12482.F.308